

NEW REALTY RECORDS FOR HONOLULU WERE ESTABLISHED AT SALE

Mahuka Site Is Sold At Auction Yesterday For \$475,000

COST IN 1910 WAS \$104,539

Biggest Transaction Yet In Business Property At Biggest Price

(From Sunday Advertiser)
New realty records were established yesterday in Honolulu when Malcolm A. Franklin knocked down the property known as the Mahuka site for \$475,000, after spirited bidding. This is the largest real estate transaction of strictly business property ever put through in Honolulu and it fixed a new valuation upon downtown business lots of \$14.30 a square foot.

The new owners of this property are Castle & Cooke, representing a hui of three interests—themselves, W. H. McInerney and the Hawaiian Electric Company—and the purchase was made through F. E. Steers, manager of the real estate department of the Henry Waterhouse Trust Company.

The bidding at this public auction, at which Uncle Sam was the seller and the collector of the port the auctioneer, was dramatic, in that bids were made of advances of five thousand dollars and ten thousand dollars, with one jump of twenty-five thousand.

The price paid for the lots by the government in 1910 was \$104,539.

Terms of Sale

Promptly at noon Collector Franklin mounted a box-hack of the King Street garage on the land to be sold and said: "Fellow Capitalists," and read the following notice:

"By direction of the honorable, the secretary of the treasury, I offer for sale to the highest bidder, who will comply with the terms of this sale, the federal building site, in the City and County of Honolulu, Territory of Hawaii, fronting 174.85 feet on King Street, 233.6 feet on Bishop Street, 185.25 feet on Merchant Street, with a rear dimension of 230.3 feet, and containing 41,790 square feet, more or less. The right is reserved by the secretary of the treasury, until November 6, 1916, to accept or reject any or all bids. No bid less than \$200,000 will be considered. Terms of sale, all cash on delivery of deed."

"The highest bidder must deposit with me today a certified check, drawn in the order of the treasurer of the United States, for five per cent of the amount of the bid, as a guarantee of good faith, the proceeds thereof to become the property of the United States if the bidder defaults."

Rental Contracts

"At present there are two rental contracts on this site: The Sechman Carriage Company, terminable on sixty days' written notice, and the Waterhouse Trust Company, Limited, terminable on thirty days' written notice. This sale will be subject to these contracts. Any rent paid in advance will be adjusted equitably between the government and the purchaser."

"Before proceeding to auction the property I desire to call your attention to the fact that the awards made by the United States district court for the balance of the property between this site and Fort Street amounted to \$249,347 for 24,500 square feet, or at the rate of \$10.12 per square foot, while the piece of land I am about to sell contains 41,790 square feet, and even at half this price should bring \$209,000."

"The building and automobile sheds at present erected on this piece of property are not included in the sale."

Quarter Million Starter

The first bid of \$250,000 was made by E. B. Webster, immediately followed by \$200,000 bid by Mr. Steers and \$270,000 by John B. Galt. Then in rapid succession the bids were: Webster, \$275,000; Steers, \$280,000; Webster, \$300,000; Galt, \$320,000; and so on. Webster jumped the bids from \$375,000 to \$400,000 and when Mr. Galt said \$405,000, he remarked: "That is my limit, go to it."

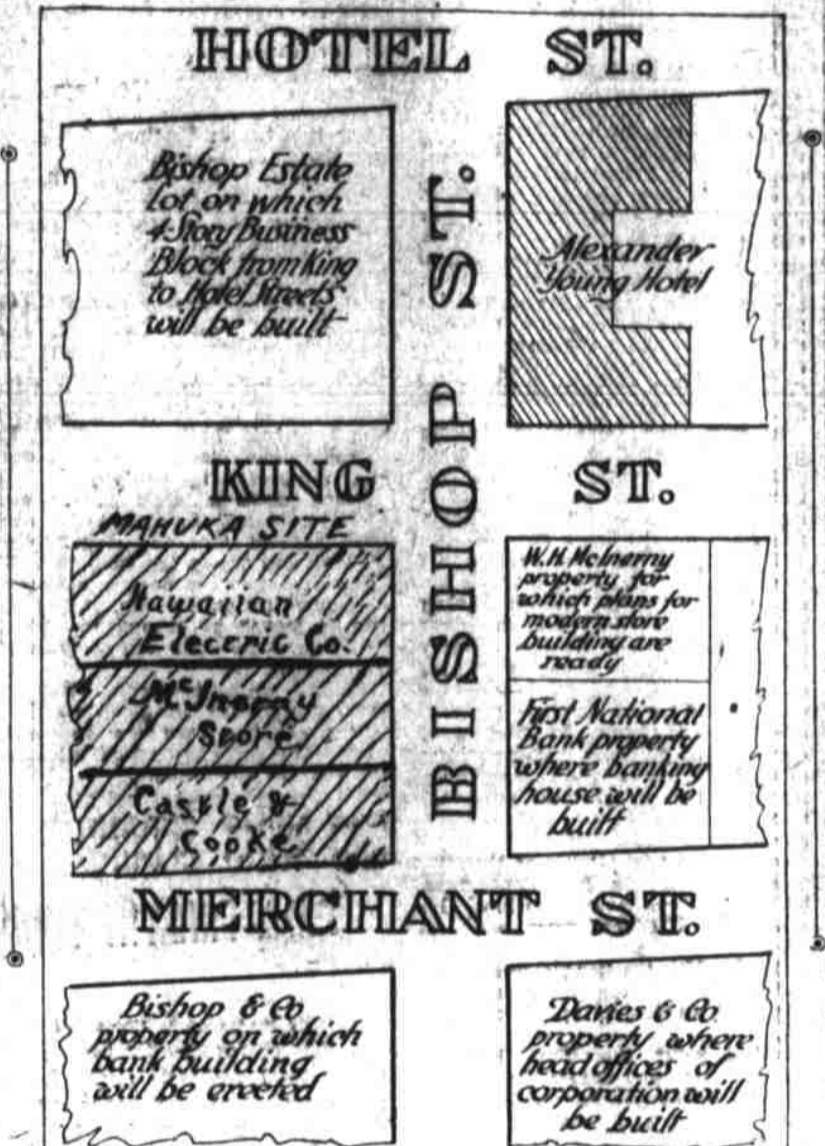
The competition then narrowed to Mr. Galt and Mr. Steers. The price was boosted by \$5000 increments from \$405,000 to \$440,000. Then Mr. Galt raised the ante \$10,000, to \$450,000. This staggered the crowd of onlookers. There was a pause and consultation between some of the interested parties. Collector Franklin rallied his audience, saying:

"Why, gentlemen, if I don't get \$750,000 out of a million the treasury department will send a collector down here who can sell land."

Attorney George A. Davis and the collector indulged in sharp repartee on the subject of free sugar. "If you Democrats get in again this land will not be worth half what the government paid for it," Davis shouted. Collector Franklin and the crowd laughed and the bidding went on.

Mr. Steers in the meantime had raised his offer to \$455,000. Mr. Galt, with some hesitancy said \$460,000, which his competitor promptly raised twice again. At \$470,000 Mr. Galt indicated that he was paid and Mr. Steers, for Castle &

MAP of Mahuka Site and adjoining property soon to be built on—The block sold yesterday is shaded in the sketch. Since the preparation of which it is announced that the McInerney Block is to face on King Street and not as shown



Cooke, was declared to be the owner of the property provided the secretary of the treasury ratifies the sale.

Transaction Completed
The directors of Castle & Cooke then returned to the office of that concern, ratified the action of their agent and drew a check for \$23,750 payable to treasury of the United States in accordance with the terms of the sale, this amount being five per cent of their bid.

The check was then rushed to the bank and certified.

At half-past twelve T. H. Petrie handed the check across to Castle & Cooke's agent to Collector of Customs M. A. Franklin. He looked at it, passed it to Deputy Collector Raymer Sharp for verification and then casually folded the pink "scraps of paper," put it in a note book and dropped it into an inside coat pocket.

Will Recommend Sale
"I congratulate you, gentlemen," he said, "and thank you. I feel that the price paid is not enough. Nevertheless I will recommend that it be accepted."

Those present when this official act was consummated were: Frank C. Atherton, George P. Cagle, Charles H. Atherton and T. H. Petrie representing Castle & Cooke, the collector and deputy collector and a representative of The Advertiser.

The directors of Castle & Cooke, interrogated as to their plans, stated that "we are now the sole owners of the Mahuka site. A hui had been formed with us consisting of the Hawaiian Electric Company and the McInerney interests, but we do not know whether these two interests will care to pay the price now that the value has gone up so much above our original figures."

"We cannot at this time say when we will build or anything concerning the character of the improvements to be made. Our lease on this building still has about four years to run."

Hawaiian Electric Ready
Frank E. Blake, manager of the Hawaiian Electric Company said after the sale that his company will erect a four-story reinforced concrete building at the corner of Bishop and King Streets, plans for this structure having been fully prepared.

The McInerney's, if they complete their option with Castle & Cooke, will build a handsome block fronting King Street, to accommodate both their clothing and shoe stores.

Rudolph Buchly, cashier of the First National Bank of Hawaii, asked whether the bank will at once build on its lot at the corner of Merchant and Bishop, said that depends on what his directors decide. It is understood that other reliable sources however that the bank will build as soon as the other property owners start. Their building will be one of the finest business blocks in Honolulu.

When Materials Drop
A. W. T. Bottomley speaking for Bishop & Company who own the lot at the market Ewa corner of Merchant and Bishop Streets said his bank may not build at once as the present price of building materials is considered abnormal. Bishop & Company have planned to put up their new block at the same time as the new buildings on the other three corners are being erected, because traffic on the two streets will be almost completely blocked and the public should not be unduly inconvenienced, he said.

Five-Story Block
Albert P. Judd, trustee of the Bishop Estate said that plans and specifications

have been ready for some time for the five story concrete and steel business block to be erected by the Estate opposite the Alexander Young Hotel. O. G. Traphagen is their architect and the new building has been planned to correspond in style to its neighbors across the way.

"We have simply been waiting to see who got the Mahuka site, and now that it is settled we are ready to go ahead," he said. "Now is the time to go ahead. I have no hesitancy as to our new block finding tenants as we have already received applications for practically the entire floor space. The building will probably be rented before the foundation is finished. Our architect has so planned the structural details of the building that the interior space can be built to comply with the special requirements of tenants."

HONOLULU PACKED IN ASHI THEATER STRIKE MEETING

Japanese Laborers Called Upon To Join Unions Vote To Back Stevedores

GATHERING DODGES THREE MOST IMPORTANT QUESTIONS

No Mention of Formation of General Japanese Union On Plantations

Several hundred persons attended a meeting at the Asahi theater last night to hear addresses by Japanese leaders urging support of the stevedores' union in the strike. There were hundreds of Japanese laborers, it was estimated, and many men of other races, members of the union, present at the meeting.

Resolutions presented by T. Terasaki, editor of the Hawaii Hochi, were adopted. They pledged the support of those present to the union stevedores and expressed sympathy with the object of the renewed strike, which was for the benefit of thirty-eight Japanese who joined the union and who are not permitted to work except under T. Mizusaki, una, whereas they demand the right to work under any luna that will employ them.

There was no mention of three important subjects that many thought would be taken up: Strike by sugar plantation laborers; formation of a general union of Japanese and strike on the vessels of the Inter-Island. Men of the steamer Mauna Loa refused to work yesterday, and, judging by their statements, expected some action last night.

Dr. K. Makino made the opening address last night. Dr. G. Nogoro, secretary of the Japanese Association of Hawaii, followed. Dr. Nogoro said that laborers have the right to go on strike for the enforcing of reasonable demands against capital—a right recognized by most American statesmen, among whom, he said, was former President Taft, who stated his attitude in a address when he was candidate for the presidency.

All Laborers Brothers
Japanese, Dr. Nogoro said, have the same right. Races are different, but all laborers are brothers. The crux of the anti-Japanese feeling in California and throughout the States is the lower wages for which Japanese are willing to work. If Japanese, especially in California, would join the unions and work at the same scale as Caucasians, feeling against them would disappear.

Dr. Nogoro attacked Mr. Mizusaki and suggested that he advise capitalists to give the Japanese union men employment under the union.

Mr. Makino explained how he came back the union. He was approached by union men, who asked his aid, and he replied that he would investigate. After three days' careful investigation, he said, he found that the demands of the union were just, inasmuch as no Japanese had been granted in several years, whereas the cost of living had doubled. He said that he had been assured by officials of shipping companies that they would not refuse work to Japanese stevedores who had joined the union. When work was refused to strike was resumed.

There may be an extension of the stevedores' strike to the Inter-Island steamer service, he said, if the crew of the steamer Mauna Loa from Maui at midnight, left without discharging their cargo, which was small. Other Inter-Island vessels on Saturday evening and yesterday morning—Maui, Kinau, Likiep, Mikaela, Hamakua—were worked as usual, though there was the belief that their crews, particularly the Japanese, likewise, would demand more pay.

For they want more pay. The men of the Mauna Loa said, as they left the vessel, that they would demand two dollars a day. Their present scale is \$1.75 a day, for men doing stevedore work in port, fifty cents an hour over and double time for Sundays and holidays. The pay recently was increased from \$1.50 to \$1.75, the increased scale becoming effective a week ago, today, but this was only for those who discharge and load vessels, the pay today remaining at \$1.50 a day. Meals also are given.

There was some pilikia on the Helewa last week. She was delayed several hours in sailing by her crew of twenty-seven men not showing up. All finally were rounded up, and she departed for Hawaii, but the men said that something would have to be done when they returned.

Yesterday morning's walkout on the Mauna Loa was connected with last night's mass meeting of Japanese at the Asahi Theater, for the men said that they would wait to see what was done at the Asahi. Many of the Inter-Island seamen are Japanese.

Honolulu Wholesale Produce Market

Quotations

October 20, 1916.

BUTTER AND EGGS		POULTRY	
Island butter, lb. cartons	30 to 40	Young roosters, lb.	33 to 40
Eggs, select, doz.	65 to 70	Hens, lb.	25 to 28
Eggs, No. 1, doz.	50 to 60	Turkeys, lb.	20 to 25
Eggs, No. 2, doz.	40 to 45	Ducks, Muscovy, lb.	25 to 30
Eggs, duck	45	Ducks, Peking, lb.	25 to 30
		Ducks, Hawn, doz.	5.00 to 5.50

VEGETABLES AND PRODUCE	
Beans, string, green, lb.	0.21 to 0.23
Beans, string, wax, lb.	0.33 to 0.34
Beans, Lima, in pod, lb.	0.34 to 0.35
Beans, dry	
Beans, Mani Red, cwt.	5.25 to 5.50
Beans, calico, cwt.	5.50
Beans, small white, cwt.	5.50
Beans, No. 1, bunches	30
Carrots, doz.	2.50 to 3.00
Cabbages, cwt.	2.00 to 2.25
Corn, sweet 100 ears	2.00 to 2.25
Corn, Hawn, sm. yel.	43.00 to 45.00
Corn, Hawn, lg. yel.	41.00 to 43.00
Rice, Japanese seed, cwt.	3.75
Rice, Hawn, cwt.	3.80

FRUIT	
Aligator pears, doz.	75 to 120
Bananas, bunch, Chinese	20 to 25
Bananas, bunch, Cooking	1.00 to 1.25
Breadfruit, doz.	1.00
Apples, 100	1.00
Grapes, Isabella, lb.	1.00

(Meat, cattle and sheep are not bought at live weight. They are taken by the meat companies dressed and paid for by weight dressed.)

DRESSED MEATS	
Beef, lb.	11 to 13
Pork, lb.	12 to 13
Steer, No. 1, lb.	10 to 12
Steer, No. 2, lb.	10 to 12
Kips, lb.	10 to 12

The following are quotations on feed, L. O. B. Honolulu:

Corn, sm. yel. ton	47.00 to 48.00	Oats, ton	43.00 to 44.00
Corn, large yel. ton	45.00	Wheat, ton	52.00 to 54.00
Yarn, cracked, ton	43.00 to 44.00	Middlings, ton	43.00 to 45.00
Barley, ton	34.00 to 35.00	Hay, Waiilat, ton	25.00 to 33.00
Sorghum, ton	42.00 to 43.00	Hay, Alfalfa, ton	20.00 to 30.00
Sorghum, food, ton	50.00 to 52.00		

The Territorial Marketing Division is under supervision of the U. S. Export Station, and is at the service of all citizens of the Territory. Any produce which farmers may want to the Marketing Division is sold at the best obtainable price. A marketing charge of five per cent is made. It is highly desirable that farmers notify the Marketing Division what and how much produce they have or are about when it will be ready to ship. The shipping mark of the Division is T. M. D. Letter address: Honolulu, P. O. box 1237. Salesroom, Waikiki corner Maunakea and Queen streets. Telephone 1840. Wireless address, TERMARK.

WEEKLY MARKET LETTER

There has been no change in the price of eggs during the past week. The demand for good poultry continues strong. The sale of Muscovy ducks is increasing, but the market is still a little overstocked.

Practically no change has occurred in the price of vegetables with the exception of sweet potatoes, which are plentiful and cheap. The red varieties are bringing from ten to twenty cents more than the white ones.

Booze Ruins Life So Soldier Steals Revolver To Die

Leaves Note Begging News of Bad Habits Be Kept From His Sister

"Please notify my sister, but do not tell her that booze is responsible for my death."

Such is one of the sentences found in a note written by Private Arthur Richards, of Company K, Second Infantry, before he blew out his brains in September 16, his decomposed body being found yesterday. It had lain where it had fallen in the high grass near the Kalohi swamp, a service revolver clutched in the dead hand.

Before he died Richards penned a note of explanation and tacked it to a tree near to which his body was found. The note stated that he had stolen the revolver from the rack in his quarters at Fort Shafter, the weapon being the property of Second Lieut. Carl A. Hagg, of his company. It also asked that his sister be notified of the death of her brother, but that she be not told that he had so misused his life through the continued use of intoxicants that he believed there to be nothing left to live for.

The sister referred to in the note is Miss Jennett M. Richards, who lives in Nelson, British Columbia.

The discovery of this note disposes of the police theory that Richards was the soldier responsible for the horrible crime committed on the day of the supposed desertion of the man, whose little girl was cruelly assaulted by a man in uniform and left senseless, with the marks of the brute's fingers on her baby throat.

BODY OF CHINAMAN FOUND IN THE HARBOR

Floating in the harbor, between Piers 14 and 15, the body of a Chinese was discovered yesterday morning by Harbor Patrol Officer Thomas Mason. Deputy Sheriff Julius W. Asch took charge of the body and will conduct a coroner's inquest today. Up to last night no one had claimed the body or it was known whether or not the deceased had relatives.

With Rev. C. C. Ramirez, pastor of the Methodist Filipino Mission of Palama officiating, Alfonso Manayon and Miss Fortunata Alcoron were married last Saturday, Mr. and Mrs. Domingo Galang being the witnesses.

PHILIPPINE TRUST CORNERS TOBACCO

At Least That Is What Small Cigar Manufacturers Charge

MANILA, September 15.—(Correspondence of The Associated Press)—Smaller cigar manufacturers of Manila—and they are legion, principally Chinese—have appealed to the government to break what they call a corner on leaf tobacco which has forced the prices of this article to a famine level. Two European firms which have put close to two million dollars into the purchase of leaf tobacco are accused of being back of the corner. One of these firms is exporting extensively to Holland while the other is holding its stock locally for big prices.

The new Philippine National Bank, in which the Philippine government is the largest stockholder, has come in for criticism at the hands of a section of the local press for financing the alleged corner but it is known that one of the firms involved is not a client of the bank. Directors of the bank furthermore declare that if evidence can be obtained that any loan made was to foster a corner, the loan will be cancelled forthwith.

American Sales Representative
Director of Internal Revenue Raftery who is the government official closest to the tobacco industry, declares that the unprecedented demand in the United States for leaf tobacco and the increasing American demand for Philippine cigars were responsible for the record-breaking purchase and prices in the Philippine tobacco trade.

He pointed out that up to July 15, there had been an increase of 440 per cent in the shipments of Philippine leaf tobacco to the United States. This indicated the immense demand and was a reason for high prices and scarcity of tobacco leaf. Competing buyers from Manila are flocking into the tobacco-producing provinces and offering the planters double the price paid last year. Never before in the history of the tobacco business in the islands have crops been disposed of so early in the season.

Property For Farmers
The boom has spelled prosperity for the tobacco planter—a prosperity doubly welcome because of the depression which followed the outbreak of the European war and cut off the consumption of Europe, one of the biggest buyers of Philippine leaf tobacco.

But the cigar manufacturer has not shared in this prosperity. Raw materials of every kind have gone up in price and tobacco leaf has advanced enormously. The American demand keeps his plants busy but at a loss since the greater part of his export is a cheap-grade of cigar. In the higher grade cigars, he makes money.

A number of cigar manufacturers have appealed to the collector of internal revenue, pointing out that high prices and cut-throat competition are forcing ruin on many Manila factories. The collector's statement suggests combination to regulate competition and intimates that if the present ruinous conditions are allowed to continue, the government may intervene.

ORDER ARBOR DAY TREES EARLY THIS YEAR

November 17 is Arbor Day and C. S. Judd, superintendent of forestry, has announced that over 21,000 tree seedlings will be available for distribution to school and individuals for planting, but requests for the trees should be sent in not later than November 11.

Arbor Day was inaugurated here in 1905 and since that time has grown to be an almost universal ceremony. This year there will be seventeen varieties to select from and each individual may take twenty-four trees. The different varieties this year are:

Golden shower, pink shower, pink and white shower, royal poinciana, yellow poinciana, jacaranda, pepper tree, African tulip tree, St. Thomas tree, Texas umbrellatree, African locust, silk oak, ironwood, Japan cedar and three acacia varieties, the blue or yellow gum and the swamp mahogany.

A new Fodder Grass

A new grass closely related to the "canary seed" grass, Phalaris communis, is finding favor among ranchmen in Australia.

This is a splendid winter perennial grass and is excellent for spring and summer in all climates. Grows between six and seven feet high, and stands feeding or cutting. Makes rapid growth all through the winter, resisting droughts. It has proved itself one of the best introductions of recent years.

From the description given in government publications, Phalaris is apparently a grass that might do well in Hawaii.

Brown Betty

Butter a deep pudding dish and place a layer of finely chopped apples in the bottom; then add a layer of very fine bread crumbs, sprinkle with sugar and spice; add a little butter, then another layer of apples, and so on until the dish is filled. The top layer should be of crumbs seasoned to taste. Bake in a moderate oven until quite brown, and serve while hot, either with cream or hard sauce.

IT NEVER FAILS
Chamberlain's Colic, Cholera and Diarrhoea Remedy is all its name implies. It cures diarrhoea and dysentery in either children or adults, and the most violent cases of cramp colic or pain in the stomach give way to a few doses of this medicine. Safe, sure, and cures. For sale by all dealers. Reason, Smith & Co., Ltd., agents for Hawaii.

Frying Doughnuts
When frying doughnuts, put a teaspoonful of vinegar into the fat and the doughnuts will soak less grease and be light and fluffy.